

NO TRANSFER  
TAX PAID

## WARRANTY DEED

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**ROGER A. PELLERIN and JEANNE E. PELLERIN** of Freeville, State of New York, for consideration paid, grant to **CHARLENE L. GLIDDEN** of Waterville, County of Kennebec, State of Maine, **with warranty covenants**, a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

A parcel of land situated on the northerly side of Roosevelt Avenue and being Lot No. 88 on a plan and profile of Roosevelt Avenue from Hillcrest Extension, made by E. B. Coffin, City Engineer, and recorded in Kennebec County Registry of Deeds in Plan Book 11, Pages 26 and 27.

Also a second parcel of land with the buildings thereon starting on the northerly line of Roosevelt Avenue at the southwesterly corner of Lot No. 88 as shown on Plan referred to above; thence to the west along the northerly line of Roosevelt Avenue a distance of thirty-five (35) feet; thence to the north and keeping parallel with the westerly line of said Lot 88 a distance of one hundred (100) feet to the north line of Lot No. 89; thence to the east along the north line of Lot No. 89 to the northwesterly corner of Lot No. 88; thence to the south along the westerly line of Lot No. 88 a distance of one hundred (100) feet to the point of beginning. The above-described parcel is the easterly half of Lot No. 89 as shown on aforesaid plan as bisected by a line drawn in a generally north and south direction and is contiguous to and westerly of Lot No. 88, the parcel referred to in this conveyance.

For source of title reference is made to warranty deed from Jeanne E. Pellerin to Jeanne E. Pellerin and Roger A. Pellerin dated July 25, 1991, recorded in Kennebec County Registry of Deeds, Book 3955, Page 291.

This conveyance is made subject, however, to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises.

No part of any building shall be placed nearer than thirty feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space.

No double-decked porches may be built on any house.

Said dwelling house and garage shall cost not less than Ten Thousand Dollars (\$10,000.00).

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The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street.

No animals of any kind shall be kept on the premises, excepting, however, household pets.

No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Roger A. Pellerin and Jeanne E. Pellerin, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 20<sup>th</sup> day of August, 1999.

William P. Dubord

Jeanne E. Pellerin  
Jeanne E. Pellerin

William P. Dubord

Roger A. Pellerin  
Roger A. Pellerin

STATE OF NEW YORK  
COUNTY OF

August 20, 1999

Personally appeared the above-named Jeanne E. Pellerin and Roger A. Pellerin and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord  
Notary Public



Printed Name:  
Commission Expires:

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2001

RECEIVED KENNEBEC SS  
EATimothy R. O'Donnell/Jellerin, Roger & Jeanne/Roosevelt Avenue, Waterville, Maine Warranty Deed

1999 AUG 24 AM 9:00

ATTEST: Theresa Reed Nease  
REGISTER OF DEEDS